

potential buyers of real property, said system comprising:

at least one remote communications facility including at least one input-output means; and

a host system including (i) data storage means for maintaining databases containing a plurality of data records of differing types and chronologies, (ii) computer processing means for selecting data records and transmitting said selected data records to said at least one remote communications facility according to selection criteria provided by said at least one remote communications facility, wherein said computer processing means registers and stores in said databases first rebate coupons, second rebate coupons and information relating to real estate properties and (iii) communications network means for being controlled by said computer processing means to exchange data between said host computer system and said at least one remote communications facility including transmitting said selected data records to said at least one remote communications facility, wherein:

(a) a potential buyer, without the aid of a field agent, uses said at least one input-output means to do one of:

(i) specify said selection criteria for said data records, obtain display of selected data records meeting said selection criteria, and obtain one of said first coupons from said host system for at least one property corresponding to said selected data records, said one of said first coupons being one of already registered or capable of being subsequently registered with the host system when received by said potential buyer, or

(ii) present to the host at least one second rebate coupon, that is obtained from a communications medium other than said host system, using a first indication that is provided on said at least one second rebate coupon and receive from the host system an approval comprising a second indication,

wherein said first coupon and said second coupon are defined by said host system such that (i) a seller has already agreed to or (ii) a seller is to subsequently agree to perform an acceptance of said first rebate coupon or said at least one second rebate

Coupon

only agreement

*coupon from a potential buyer as a substitute for an agent in the field, and to fund a commission to said host for the sale of a property corresponding to one of said first rebate coupon or said at least one second rebate coupon that is subject to said acceptance.*

Forward fails to disclose the claimed features of: (1) a computer processing means that registers and stores in databases first and second rebate coupons, (2) an input-output means that obtains one of the first coupons from a host system, and (3) an input-output means that presents to the host system a second rebate coupon using a first indication that is provided on the second rebate coupon.

Instead, Forward discloses in Figs. 1-4 a method for directing and instructing customers to deal with specific merchants using incentives (Forward, title of the invention).

Forward does not disclose a computer processing means that registers and stores in databases first and second rebate coupons, as recited in claim 1. Forward also does not disclose the claimed feature of an input-output means that obtains one of the first coupons from a host system. Instead, Forward discloses that a buyer receives, from a seller, a purchase certification 32 as part of a contract for the purchase of an item (S210) (col. 5, lines 61-62, and col. 6, lines 4-6).

Moreover, Forward does not disclose the claimed feature of an input-output means, under the control of a potential buyer,

that presents to a host a second rebate coupon using a first indication that is provided on the second rebate coupon. Instead, Forward discloses that the buyer transmits purchase certification 32 to item locator system 12 (S212) (col. 6, lines 4-6). Based on the receipt of purchase certification 32, item locator system 12 transmits a request for the fee or commission to the seller identified in purchase certification 32 (S214). Thereafter, the seller transmits the fee or commission to item locator system 12 and, from this fee or commission, item locator system 12 may provide the incentive to the buyer (S216-218) (col. 6, lines 32-34 and 42-43).

In accordance with the above discussion, Applicants submit that Forward fails to disclose all of the claimed features. Therefore, allowance of claim 1 and all claims dependent therefrom is warranted.

Claim 17 recites:

*A method of automatically generating and issuing real estate buyer rebate coupons to potential buyers through a communications network, said method comprising:*

*employing a host system for signing up sellers to pay a commission to one of the host for each buyer delivered to a builder, and other seller through the host's systems that eventually purchases a home from that builder or other seller;*

*obtaining a listing inventory of property to be sold with a buyer rebate funded by the host;*

*maintaining databases at the host which contain data records of different types and chronologies;*

providing by the host system to remotely accessing users access via the communications network to specify selection criteria;

searching by the host system said maintained databases based on said selection criteria; and delivering results of the searching step to the remotely accessing users;

providing by the host the ability to select properties to tour from the delivered results; and processing rebate coupons by the host for properties selected to tour.

Forward fails to disclose the claimed features of: (1) issuing real estate buyer coupons to potential buyers through a communications network and (2) processing the rebate coupons by a host system for properties selected to tour. Instead, Forward discloses that a buyer receives, from a seller, a purchase certification 32 as part of a contract for the purchase of an item (S210) (col. 5, lines 61-62, and col. 6, lines 4-6). Additionally, Forward discloses that the seller transmits the fee or commission to item locator system 12 upon receipt of purchase certification 32 (S214-216) (col. 6, lines 30-34). Therefore, Forward does not disclose a host (e.g., item locator system 12) that processes a rebate coupon.

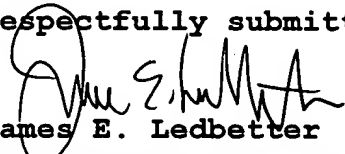
In accordance with the above discussion, Applicants submit that Forward fails to disclose all of the claimed features recited in claim 17. Therefore, allowance of claim 17 and all claims dependent therefrom is warranted.

In view of the above, it is submitted that this application is in condition for allowance and a notice to that effect is respectfully solicited.

If any issues remain which may best be resolved through a telephone communication, the Examiner is requested to telephone the undersigned at the local Washington, D.C. telephone number listed below.

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JEL/DWW/att

Respectfully submitted,

  
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